

Close-Out Narrative

Haines Health Center P0104

BACKGROUND:

A. Need for the facility.

Haines is a rural community of approximately 1800 persons located 100 miles North of Juneau in Southeast Alaska. SEARHC has maintained its presence as the only healthcare provider for Haines since 1998 currently serving the community and the surrounding population with a small outpatient clinic and ER.

The existing clinic had been determined to be inadequate for the growing healthcare needs of Haines. Annual patient visits increased from 4,500 in 1998 to nearly 9,000 encounters in 2001. This expanding patient volume is commensurate with increased services. Recognizing the need and the desire of their clients to stay in Haines for treatment, the SEARHC clinic has developed its delivery programs to include many procedures which (prior to 1998) required travel to Juneau or Sitka. The expanded programs and the increased use overcrowded the existing clinic and have necessitated the expansion projects.

The space constraints have been resolved with a new 2500 sq. ft. clinic addition during Phase IV and an additional 1500 sq. ft. presently under construction in Phase V of the renovation. The Phase IV design provided four additional exam rooms, an emergency suite, new ADA compliant entry with an elevator, additional storage, and an upgraded mechanical heating and ventilation system. By reconfiguring the space and making the lower level accessible, services such as the pharmacy, dental will be able to have dedicated space and more office and support spaces can be provided to match the demand for staff increases.

B. Existing Facilities

The existing Haines Clinic was housed in a two story building originally known as the Lynn Canal Medical Clinic which was a public health clinic transferred to SEARHC by the City of Haines in 1998.

The Clinic building was approximately 6,000 square feet total but was limited to public access only on the main level due to ADA regulations. The main floor of the clinic included three exam rooms, one limited procedure / emergency room, radiology, a lab, small pharmacy, admin/ reception/ chart room, three public restrooms and office and storage areas. The basement housed mostly administrative and storage functions.

The building did not provide enough space to meet current program demands. The following list generalizes the deficiencies which were remedied by Phase III and Phase IV:

- *Not enough exam rooms*
- *Inadequate Emergency Room.*
- *In sufficient space for Community Family Service Workers and Community Wellness Advocates*
- *No dedicated Dental space*
- *Pharmacy is too small and does not have adequate secure storage*
- *Clinic is not fully ADA accessible*
- *Building is not sprinkled to comply with State of Alaska Fire Marshal Requirements.*
- *There is no Mechanical ventilation system which is critical in controlling the patient environment.*

ACTIVITIES:

A. Completed Facility

The Phase III and Phase IV addition to Haines was approximately 2,500 square feet with an additional 1,100 square feet in the basement for future expansion or storage. Construction Documents were produced by Nana/Dowl Engineers illustrate the functional and spacial solutions to the deficiencies of the existing clinic. The improvements included the following:

- *New 2-bed Emergency Room*
- *Four New Medical Exam Rooms*
- *Entry area with Elevator*
- *Additional Restrooms*
- *New Mechanical room with HVAC*
- *Storage*
- *Site Improvements*

All of these activities were accomplished according to the original program through fixed price contracts. There are no outstanding claims regarding these two contracts.

Through Phase V the remainder of the clinics deficiencies will be remedied.

COST CONTAINMENT:

A. Cost Analysis

A/E Services amounted to \$150,235. These fees included Survey, Soils Investigation, Environmental Assessment, Hazardous Materials Survey, and Design. All work was secured by fixed price bids.

The total bid amounts for Phase III and Phase IV were \$205,000 and \$784,000 respectively. The final contract amounts were \$216,589.28 for Phase III and \$846,564.30 for Phase IV.

The cost increases were driven by both Owner directed changes and by deficient conditions discovered while performing the work. There were no significant changes in the scope of work for either phase. The cost increases were within the 10% contingency assigned to this project.

The cost per square foot for the additions averaged a unit price of \$354.

The Denali Commission funded approximately 32% (or \$388,104.06) of this \$1,213,388.20 project. SEARHC provided funding for the remaining 68% which included the \$110,000 cost share match required by Denali. All accounts have been satisfied with no outstanding liens on the project.

PROJECT OUTCOMES:

This project provided much needed new space and improved access, expanding the health care services which the Haines Health Center now can provide the community of Haines. The outcome has met the original need for this phase of construction.

PROBLEMS ENCOUNTERED:

No major problems were encountered during this project.